



## 2788 19 Avenue Calgary Alberta

\$689,900

\*OPEN HOUSE FEB 17 & 18 FROM 4PM TO 7PM\* Discover the perfect blend of style, comfort, and convenience in this beautifully designed 3-bedroom, 3.5-bathroom townhouse. Spanning 1,367 sq. ft., this 2-storey home offers a bright, open floorplan with an abundance of natural light, including central air conditioning for those warm summer days. The main level welcomes you with a statement fireplace in the living room, large kitchen with quartz countertops and backsplash, seamlessly flows into the dining and living areas, making it ideal for both daily living and entertaining. Upstairs, you'll find three spacious bedrooms. The primary bedroom is perfect to relax in after a long day, the heated floors in the 5-piece ensuite make a special addition for cold winter mornings. The finished basement provides additional living space--perfect for a family room, home office, or guest retreat. Enjoy the benefits of inner-city living with a single detached garage and a self-managed condo for added flexibility. This vibrant community offers easy access to C-Train, parks, playgrounds, schools, shopping, ensuring a walkable, family-friendly environment. Don't miss this opportunity--schedule your showing today! (id:6769)

Furnace 9.50 Ft x 7.42 Ft  
 4pc Bathroom 5.67 Ft x 9.42 Ft  
 Bedroom 10.25 Ft x 12.58 Ft  
 Recreational, Games room 12.08 Ft x 17.17 Ft  
 Other 4.00 Ft x 6.00 Ft  
 Living room 15.33 Ft x 19.83 Ft  
 Other 9.75 Ft x 14.42 Ft  
 Dining room 12.75 Ft x 7.42 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft  
 Primary Bedroom 11.33 Ft x 14.00 Ft  
 Other 5.83 Ft x 7.08 Ft  
 5pc Bathroom 4.92 Ft x 10.83 Ft  
 Laundry room 3.50 Ft x 3.25 Ft  
 Bedroom 10.00 Ft x 14.25 Ft  
 4pc Bathroom 4.92 Ft x 10.83 Ft

Listing Presented By:



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